

Public Notice

U.S. Army Corps of Engineers, Norfolk District

June 27, 2008

CENAO-REG
NAO-2008-1470

FEDERAL PUBLIC NOTICE

The District Commander has received a joint application for Federal and State permits as described below:

APPLICANT

Greenvest LLC
Attn: Mr. Dave Snellings
8614 Westwood Center Drive, Suite 900
Vienna, VA 22182

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located on an approximately 1,127-acre parcel about 2100 feet east of the intersection of John Mosby Highway (Route 50) and Watson Road (Route 860) bounded to the north by Red Hill Road and to the east by Evergreen Mills Road in Loudoun County, Virginia. The work will occur in tributaries to Broad Run.

PROPOSED WORK AND PURPOSE: The project consists of the discharge of fill material into waters of the United States associated with the development of the subject tract. The project is called Broad Run Village. Approximately 0.31-acre palustrine forested wetlands (PFO), 0.02-acre palustrine emergent wetlands (PEM) and 4,612 linear feet of stream beds will be impacted by the proposed work. An additional 0.02-acre PFO, 0.01-acre PEM and 142 linear feet of stream bed will be temporarily impacted. On-site mitigation is planned.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. A vicinity map and project plans are attached. This public notice and the drawings can also be viewed at <http://www.nao.usace.army.mil/Regulatory/PN/PN.html>.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation,

water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Commander within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Commander will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible for inclusion or included in the National Register of Historic Places are near the permit area and would likely be affected by the proposal. The permit area consists of the impact areas and adjacent uplands. Additional information might change any of these findings.

COMMENT PERIOD: Comments on this project should be made in writing, addressed to the U.S. Army Corps of Engineers-Norfolk District, Northern Virginia Field Office, 18139 Triangle Plaza, Suite 213, Dumfries, VA 22026, and should be received by the close of business on **July 27, 2008**.

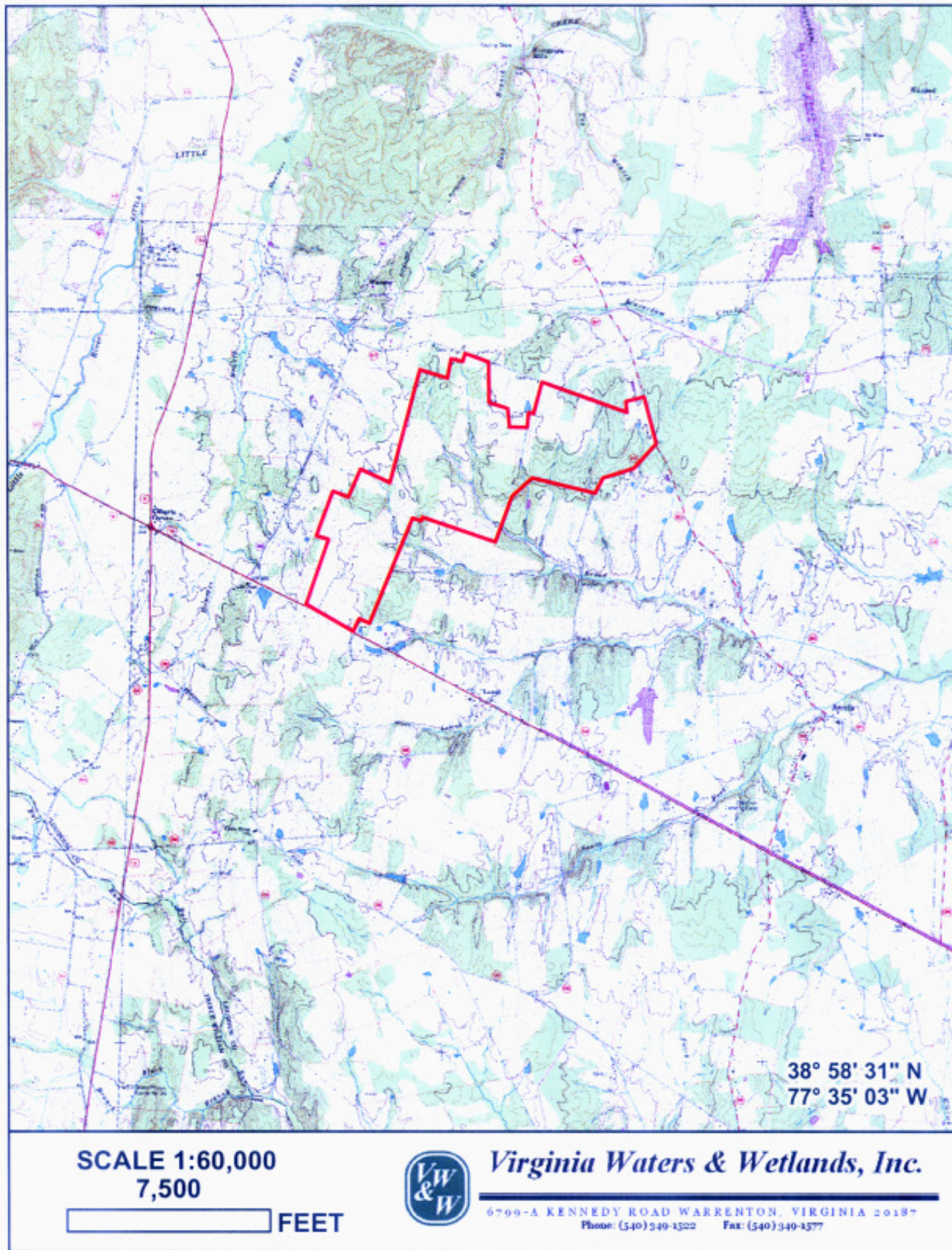
If you have any questions about this project or the permit process, please contact Mr. Ron Stouffer at 703-221-6967.

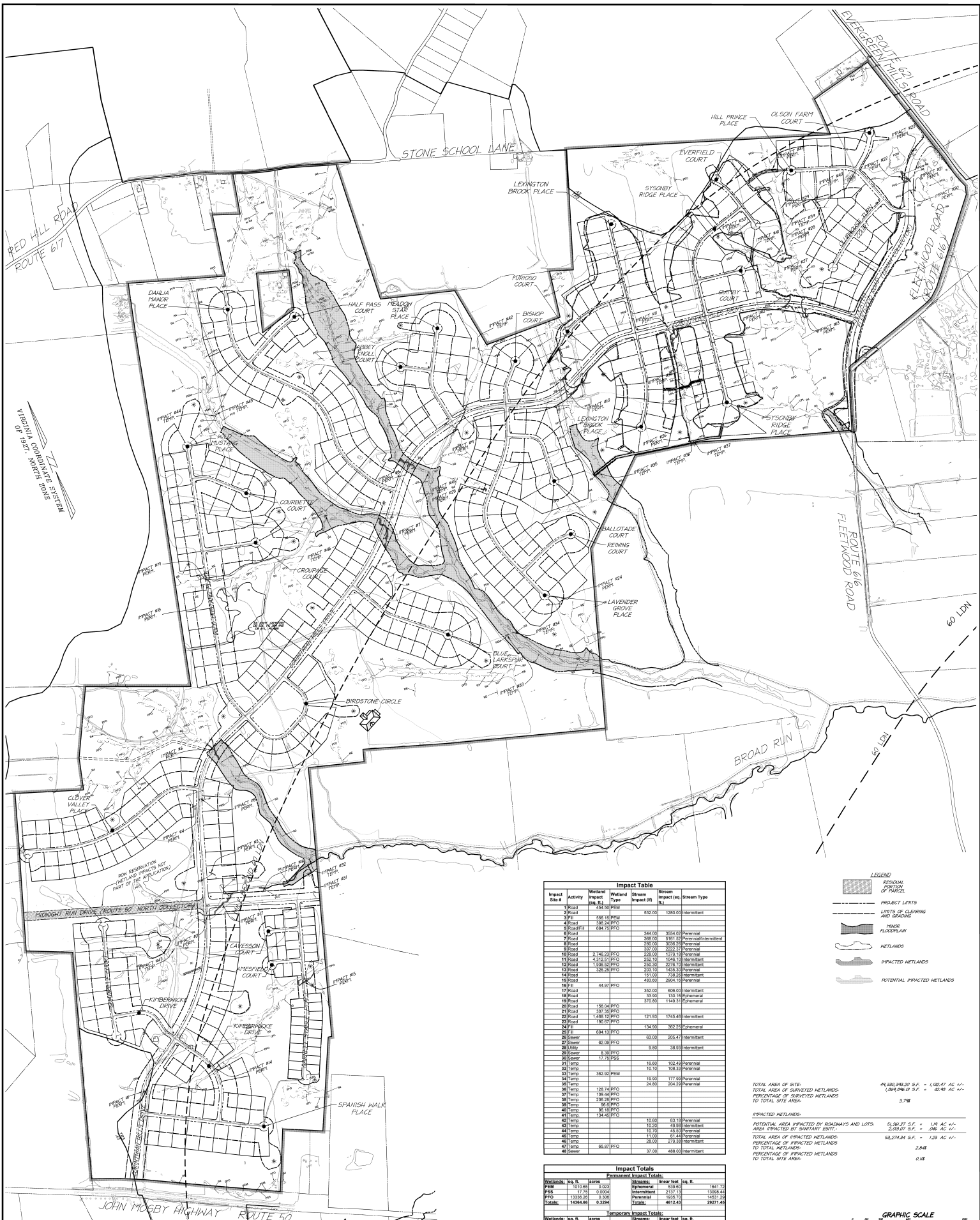
FOR THE DISTRICT COMMANDER:

Keith B. Lockwood
Chief, Northern Virginia
Regulatory Section

Enclosures

FIGURE 2 - ARCOLA TOPO QUAD





Impact Table

Impact Site #	Activity	Wetland Impact (sq. ft.)	Wetland Type	Stream Impact (sq. ft.)	Stream Type
1000	454.00 PEM	532.00	1280.00	Intermittent	
2000	666.10 PEM				
3000	188.50 PFO				
4000	684.70 PFO				
5000		344.00	3004.00	Perennial	
6000		368.00	5167.52	Perennial/Intermittent	
7000		700.00	2004.00	Perennial	
8000		397.00	2222.32	Perennial	
9000		228.00	1191.18	Perennial	
10000	2,748.33 PFO	252.00	3440.00	Intermittent	
11000	4,172.61 PFO	252.00	2241.00	Intermittent	
12000	1,585.00 PFO	252.00	2241.00	Intermittent	
13000	325.20 PFO	252.00	1430.30	Perennial	
14000		151.00	748.20	Intermittent	
15000		483.00	2854.10	Perennial	
16000	44.97 PFO				
17000		382.00	606.00	Intermittent	
18000		33.80	130.10	Epithermal	
19000		370.80	1140.37	Epithermal	
20000	156.04 PFO				
21000	207.35 PFO				
22000	1,488.15 PFO	121.83	1745.40	Intermittent	
23000	190.67 PFO	134.90	360.25	Epithermal	
24000					
25000	684.13 PFO	83.50	258.47	Intermittent	
26000	62.00 PFO	9.80	38.33	Intermittent	
27000	8.30 PFO				
28000	17.70 PFO				
29000	16.80				
30000	10.50				
31000	16.80				
32000	10.50				
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Impact Totals

Wetlands	sq. ft.	Acres	Streams	sq. ft.	Acres
PEM	1210.00	0.03	Epithermal	530.00	1.04
PFO	11.00	0.00	Intermittent	38.20	0.00
PFO	13339.20	0.30	Perennial	1620.70	14.51
Totals	14560.20	0.33	Totals	4818.90	29.55

Wetlands	sq. ft.	Acres	Streams	sq. ft.	Acres
PEM	352.00	0.00	Epithermal	700.00	1.59
PFO	700.00	0.02	Intermittent	38.20	0.00
PFO	837.50	0.02	Perennial	1620.70	14.51
Totals	1900.00	0.04	Totals	2456.90	16.10

LEGEND

- RESIDUAL PORTION OF PARCEL
- PROJECT LIMITS
- LISTS OF CLEARING AND GRADING
- TOPSOIL FLOODPLAIN
- WETLANDS
- IMPACTED WETLANDS
- POTENTIAL IMPACTED WETLANDS

GRAPHIC SCALE

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

1" = 100' 1" = 300' 1" = 500' 1" = 750' 1" = 1000'

TOTAL AREA OF SITE: 49,380,318.20 S.F. = 1,130.47 AC +/-
 TOTAL AREA OF SURVEYED WETLANDS: 1,456,020 S.F. = 33.20 AC +/-
 PERCENTAGE OF SURVEYED WETLANDS TO TOTAL SITE AREA: 3.7%

IMPACTED WETLANDS:

POTENTIAL AREA IMPACTED BY ROADWAYS AND LOTS: 5,264.27 S.F. = 1.19 AC +/-
 AREA IMPACTED BY SANITARY EMBANKMENT: 6,000.00 S.F. = 0.14 AC +/-

TOTAL AREA OF IMPACTED WETLANDS: 53,274.34 S.F. = 1.23 AC +/-
 PERCENTAGE OF IMPACTED WETLANDS TO TOTAL WETLANDS: 3.64%
 PERCENTAGE OF IMPACTED WETLANDS TO TOTAL SITE AREA: 0.1%